

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Resolution - Quit Claim Deed - Sidewalk along Celery Avenue (New Tribes Mission, Inc. to Seminole County)

DEPARTMENT: Public Works

DIVISION: Engineering

AUTHORIZED BY: Gary Johnson

CONTACT: Jerry McCollum

EXT: 5651

MOTION/RECOMMENDATION:

Adopt the Resolution accepting a Quit Claim Deed from New Tribes Mission, Inc., a Florida Corporation, not-for-profit, to Seminole County for property needed to install a sidewalk along Celery Avenue (County Road 415).

District 5 Brenda Carey

Jerry McCollum

BACKGROUND:

The construction of a sidewalk along Celery Avenue will require property not currently owned by Seminole County. The Celery Avenue Sidewalk project (Capital Improvement Project Number 1925-52) is being constructed under the Pedestrian Safety Program. New Tribes Mission, Inc. has indicated its willingness to quit claim the necessary property, at no cost, to the County as evidenced by the attached Quit Claim Deed.

STAFF RECOMMENDATION:

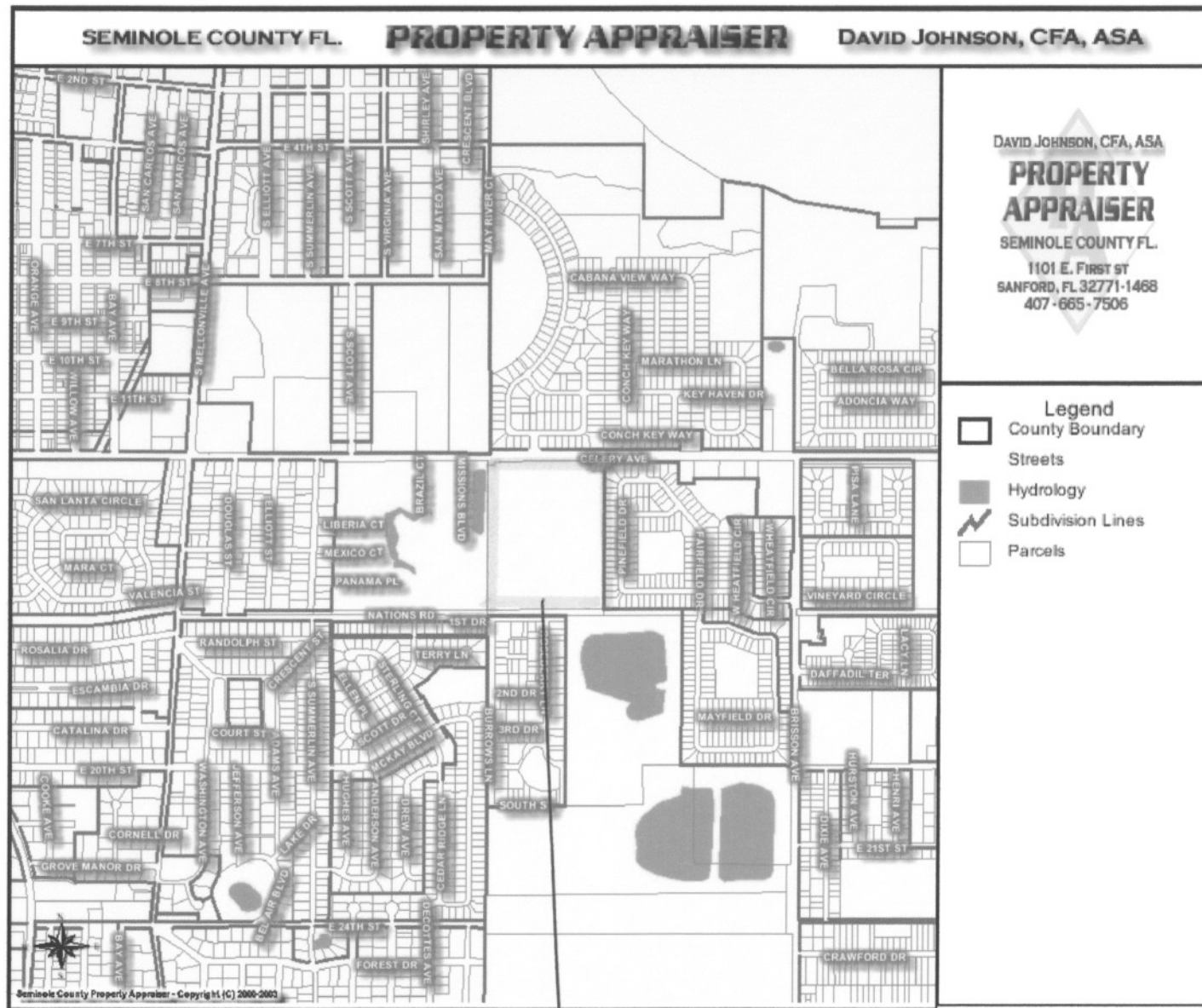
Staff recommends the Board adopt the Resolution accepting a Quit Claim Deed from New Tribes Mission, Inc., a Florida Corporation, not-for-profit, to Seminole County for property needed to install a sidewalk along Celery Avenue (County Road 415).

ATTACHMENTS:

1. Location Map
2. Resolution
3. Quit Claim Deed

Additionally Reviewed By:

☒ County Attorney Review (Matthew Minter)



RESOLUTION NO. 2007 – R - _____

RESOLUTION

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON THE _____ DAY OF A.D., 2007

WHEREAS, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists for roadway improvements to Celery Ave. also known as CR 415 located in Section 32 Township 19 South, Range 31 East, in Seminole County, Florida; and

WHEREAS, the implementation of the needed roadway improvements will require right-of-way that is not currently owned by the County of Seminole; and

WHEREAS, New Tribes Mission, Inc., A Florida Corporation, not-for profit, has indicated it's willingness to donate to Seminole County the required right-of-way as evidenced by the executed attached Quit Claim Deed accompanying this resolution; and

WHEREAS, *Section 196.28, Florida Statutes*, provides for and authorizes the Board of County Commissioners to cancel and discharge any and all liens for taxes, delinquent or current, held or owned by the County or State upon lands conveyed to or acquired by the County for road or other public purposes.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Seminole County, Florida, hereby accepts the accompanying Quit Claim Deed, by the aforementioned property owner, conveying to Seminole County the land described therein.

BE IT FURTHER RESOLVED that all ad valorem taxes, either current or delinquent, that are owed upon and liens upon said lands resulting from said taxes and relating to the lands described in accompanying exhibit are hereby canceled and discharged.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be provided by the Clerk for the Board of County Commissioners to the Tax Collector for Seminole County and the Property Appraiser for Seminole County.

BE IT FURTHER RESOLVED that the aforementioned Quit Claim Deed be recorded in the Public Records of Seminole County, Florida.

ADOPTED THIS _____ DAY OF _____ A.D., 2007.

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY**

ATTEST:

Carlton Henley, Chairman

**MARYANNE MORSE, Clerk to the
Board of County Commissioners in
and for Seminole County, Florida.**

Prepared under the direction of:
Charles F. Barcus
Program Manager/Right-of-Way
7-24-2007

Document Prepared By:
Fred Pearson III, Project Manager
Right-of-Way Section
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

Legal Description Approved By:
Steve L. Wessels, P.L.S.
County Surveyor
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 17th day of July, 2007, between New Tribes Mission, Inc., a Florida Non-Profit Corporation whose address is 1000 E. First Street, Sanford, FL 32771, hereinafter called the GRANTOR, and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the GRANTEE forever, all the right, title, interest, claim and demand which the GRANTOR has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Seminole, State of Florida, to-wit:

See Sketch of Description and Legal Description attached hereto as Exhibits "A-1", & "A-2"

Property Appraiser's Parent Parcel Identification No's:

#32-19-31-300-0220-0000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTOR, either in law or equity, to the proper use, benefit and behoof of the GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

New Tribes Mission, Inc.,
A Florida Non-Profit Corporation

(Sign) Jay Schuer
Print Name: JAY SCHUER

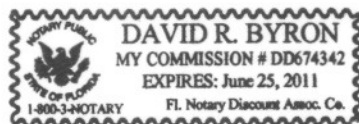
Timothy W. Meisel
Timothy W. Meisel, Treasurer

(Sign) Larry G. Bright
Print Name: Larry G. Bright

(Corporate Seal)

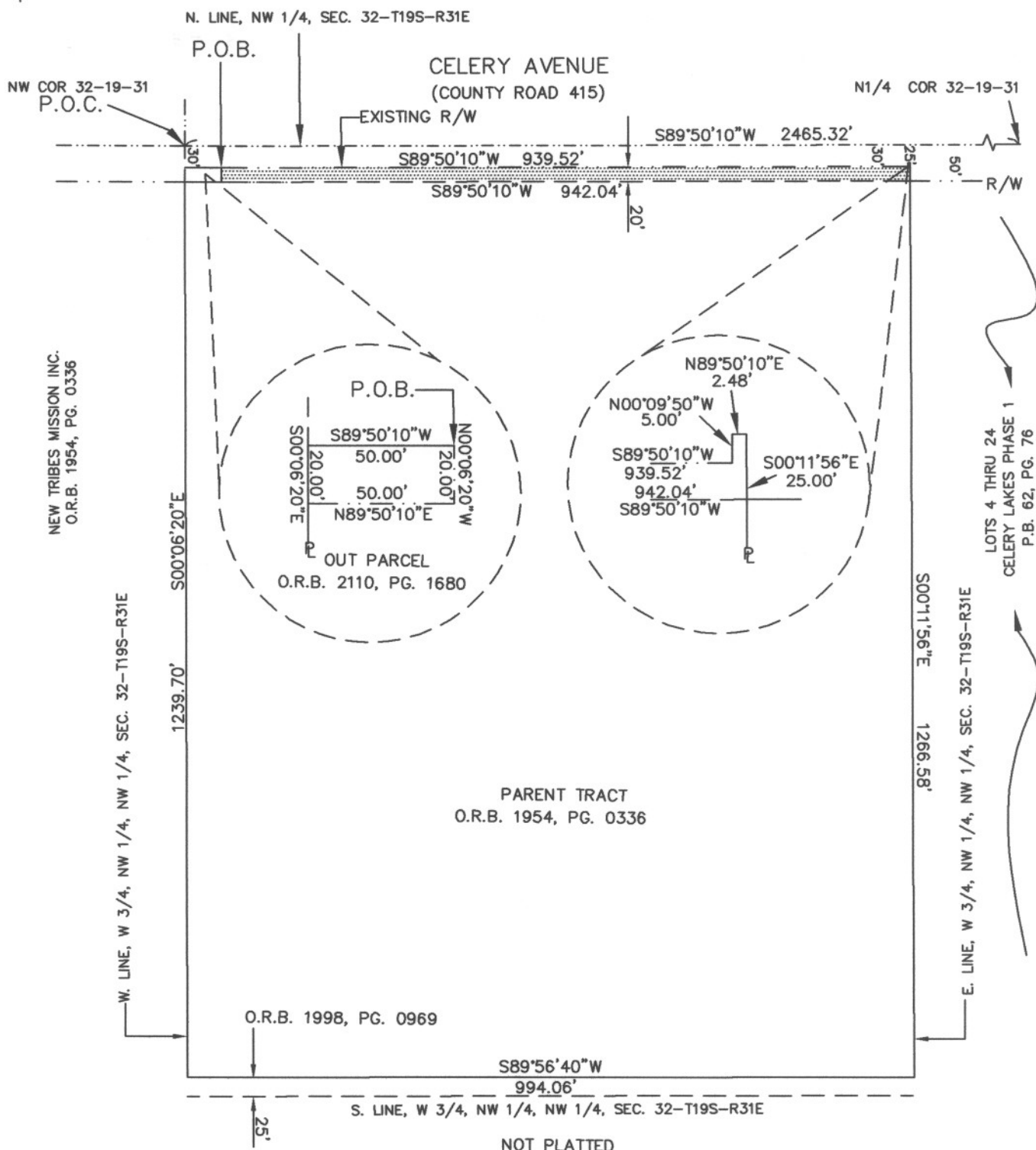
STATE OF FLORIDA)
COUNTY OF Seminole) SS

The foregoing instrument was acknowledged before me this 13th day of July, 2007,
by Timothy W. Meisel, Treasurer, who is personally known to me ~~or who has produced~~
as identification and did/did not take
an oath.



David R. Byron
Print Name DAVID R. BYRON
Notary Public in and for the County
and State Aforementioned
My commission expires JUNE 25, 2011

SKETCH OF DESCRIPTION



SHEET 1 OF 2

SEMINOLE COUNTY

ENGINEERING DEPARTMENT
SURVEY SECTION
520 W. LAKE MARY BLVD.
SANFORD, FLORIDA 32773
(407)665-5647

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

BY:

GARY A. LEISE P.L.S. FLA. CERT. # 4723

LEGEND

Δ CENTRAL ANGLE (DELTA)	PB - PLAT BOOK
R - RADIUS	PG - PAGE (S)
CB - CHORD BEARING	ORB - OFFICIAL RECORDS BOOK
L - ARC LENGTH	SEC - SECTION - TOWNSHIP - RANGE
C - CHORD	PCL - PARCEL
○ SET IRON PIN OR PIPE	PC - POINT OF CURVATURE
◦ FOUND IRON PIN OR PIPE	PT - POINT OF TANGENCY
□ SET CONCRETE MONUMENT	PI - POINT OF INTERSECTION
■ FOUND CONCRETE MONUMENT	PCC - POINT OF COMPOUND CURVE
P.O.B. - POINT OF BEGINNING	PRC - POINT OF REVERSE CURVE
P.O.C. - POINT OF COMMENCEMENT	M - MEASURED
P.O.T. - POINT OF TERMINATION	P - PLAT
R/W - RIGHT OF WAY	F - FIELD
D - DEED	C - CALCULATED
C/L - CENTERLINE	P/L - PROPERTY LINE
UTIL - UTILITY	ESMT - EASEMENT

FIELD DATE: 04/18/07

DATE: 05/25/07

JOB NAME: 07-018

SCALE: 1"=200'

DRAWN BY: L.W.

CHECKED BY:

EXHIBIT "A-1"

LEGAL DESCRIPTION

Commence at the Northwest corner of Section 32, Township 19 South, Range 31 East, Seminole County, Florida; Thence run S00°06'20"E along the West line of the Northwest 1/4 of said Section 32 a distance of 30.00 feet to a point on the Northwest corner of that parcel of land as described in Official Records Book 2110, Page 1680, of the Public Records, Seminole County, Florida; Thence run N89°50'10"E along the North line of said parcel a distance of 50.00 feet to the Point Of Beginning, said point being on the southerly Right-of-Way line of Celery Avenue; Thence run N89°50'10"E along said southerly Right-of-Way line a distance of 939.52 feet; Thence run N00°09'50"W along said southerly Right-of-Way line a distance of 5.00 feet; Thence run N89°50'10"E along said southerly Right-of-Way line a distance of 2.48 feet to a point on the East line of the West 3/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 32; Thence run S00°11'56"E along said East line a distance of 25.00 feet; Thence departing said East line run S89°50'10"W a distance of 942.04 feet; Thence run N00°06'20"W a distance of 20.00 feet to the Point Of Beginning.

Containing 18,853 square feet more or less.

SHEET 2 OF 2

SURVEYOR'S NOTES

- 1. THIS IS NOT A SURVEY.
- 2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
- 3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
- 4. DIMENSIONS ARE BASED ON SURROUNDING PLATS.

LEGEND

BEARINGS BASED ON :
THE N. LINE, NW 1/4, SEC. 32-T19S-R31E AS BEING
S89°50'10"W

REVISIONS

	DATE	BY	REVISIONS	REQUESTED BY:
1				
2				
3				
4				

JOB NAME: 07-018	FIELD DATE: 04/18/07	DATE: 05/25/07	SCALE: 1"=200'	DRAWN BY: L.W.	CHECKED BY:
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